

MINUTES

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

March 14, 2006

The Randolph County Zoning Board of Adjustment met at 6:30 p.m., on Tuesday, March 14, 2006, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Zoning Board of Adjustment meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Lynden Craven, Chairman, present; Jim Rains, Vice Chairman, present; Maxton McDowell, absent; Larry Brown, present; Phil Ridge, present; Chris McLeod, present; Reid Pell, present; Wayne Joyce, Alternate, absent; and Danny Shaw, Alternate, present (substituting for regular member McDowell). **County Attorney Alan Pugh** was present for this meeting.
3. **Brown** made the motion, seconded by **Rains**, to approve the minutes of the February 7, 2006 Randolph County Zoning Board of Adjustment meeting. The motion passed unanimously.
4. **REQUEST FOR A VARIANCE:**

***Swearing in of the Witnesses** - "Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."*

One citizen took this oath.

GARY WHITE, Archdale, North Carolina, is requesting a variance to allow usable building lot size to be reduced to 27,727 sq. ft. in lieu of the required minimum building lot size of 40,000 sq. ft. The remainder of the property would be used for a sewer system for a lot across the road. Location: White Pines Subdivision lot 42, Whispering Way (off Edgar Road), 0.92 acre, Tax ID# 7736319454, New Market Township, Secondary Growth Area, Zoning District CVOE-CU.

****Arguments for Granting the Variance**

White was present and explained that the Health Department gave him a partial approval on lot 2. White said that because of a pile of dirt on lot 2 they were unable to completely approve it for a septic tank system. White said after the dirt was removed, he realized that the lot would not pass for a septic tank, but he could grant an easement from lot 42

for the septic tank system. **Brown** asked White if the septic easement area would be considered yard area for lot 42, and **White** answered yes. White explained that yesterday he was informed that he may be able to obtain an easement for the septic tank system for property west of lot 42. White said if this is possible, he would rather use the new area. **Pugh** asked what would happen to the ownership of the 12,358 sq. ft. **White** explained the 12,358 sq. ft. would be owned by lot 42 with an easement granted to lot 2. **Brown** asked for the record if White would be creating additional building lots, and **White** answered no.

****Arguments Against Granting the Variance**

There was no one present in opposition to this request.

****Board Discussion: Conclusions Based on Findings of Fact**

Pugh said that he felt that if granted, the variance would meet all the factors the Board must consider when deciding a variance, and would also meet the spirit and intent of the Ordinance.

****Order of the Board of Adjustment**

Brown made the motion, seconded by **McLeod**, to approve the request for a Variance. The motion passed unanimously.

4. The meeting adjourned at 6:44 p.m. There were 2 persons present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary